



**BOARD OF ADJUSTMENT
CITY OF MIAMI SPRINGS, FLORIDA**

**Chairman Manuel Perez-Vichot
Board member Kevin Berounsky
Board member Ariana Fajardo**

**Vice Chairman Francisco Fernandez
Board member Daniel Espino
Alternate Maria Mikluscak**

**AGENDA
Regular Meeting
Monday, March 5, 2007
7:00 p.m.**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES OF REGULAR MEETING**

A) February 5, 2007

3. NEW BUSINESS

- 1) Case # 10-V-07
Jesus Perez
241 La Villa Drive
Zoning: R-1B, Single-family residential
Lot size: 50' x 142'**

Applicant is requesting a variance from Code Section 150-042 *R-1B district (C)* *Building site area required* in order to add a covered terrace to his home.

- 2) Case #11-V-07
Federico Fernandez
901 S. Royal Poinciana Blvd.
Zoning: AHMBD; Airport, Highway, Marine Business District
Lot size: 52,390 sq. ft. total**

Applicant is requesting a variance from Code Section 150-005 *Alcoholic beverages (A) (4), (B), (D) and (F)* to grant a new 2-COP alcoholic beverage license to a new restaurant.

3) **Case #12-V-07**
 Stephen O’Neal
 1629 Westward Drive
 Zoning: R-1D, Single-family residential
 Lot size: 67.6’ x 100’

Applicant is requesting the following variances:

1. From Section 150-044 R-1D district (C) Building site area required, which requires a minimum average lot width of at least 75 feet for new construction.
2. From Section 150-044 R-1D district (F) Rear yard required, to maintain an existing rear yard of 14.5 feet.
3. From 150-002 Definitions (C) (78) Yard, rear; to maintain an existing A/C unit and generator in the minimum required rear yard setback.

4. OLD BUSINESS

None.

5. ADJOURNMENT

The decisions of the Board of Adjustment may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)
